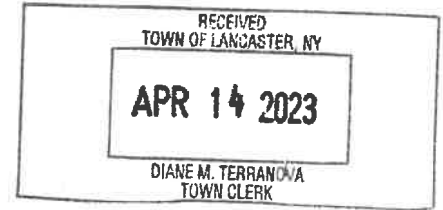




220

**Mark Meyerhofer**  
Senior Director  
Government Affairs

April 14, 2023



Re: Charter Communications – Upcoming Change

Dear Municipal Official:

We value our customers and are committed to providing them with the latest products and technology, and we work hard to keep prices as low as possible. Effective May 16, 2023, the price for unreturned residential embedded multimedia terminal adapters (D3 and newer models, wired and wireless) will reduce by \$1.00 per month.

We remain committed to providing excellent communications and entertainment services in your community. If you have any questions, please feel free to contact me at 716-686-4446 or via email at [Mark.Meyerhofer@charter.com](mailto:Mark.Meyerhofer@charter.com).

Sincerely,

A handwritten signature in cursive script that reads "Mark Meyerhofer".

Mark Meyerhofer  
Senior Director, Government Affairs  
Charter Communications

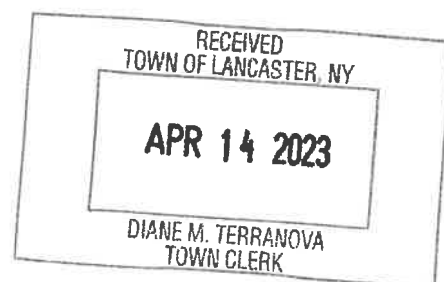
# Town of Lancaster

**TOWN PLANNING BOARD**  
**21 Central Avenue**  
**Lancaster, New York 14086**

**April 5, 2023**

**Planning Board Members:**

**Carlo DiRienzo, Chair**  
**Rebecca Anderson**  
**John Copas**  
**Anthony Gorski**  
**Joseph Keefe**  
**Lawrence Korzeniewski**  
**Michael Reinhold**



**Town Board Members:**

**Ronald Ruffino, Sr., Supervisor**  
**Mark Burkard**  
**Adam Dickman**  
**Robert Leary**  
**David Mazur**

**Engineering Consultant:**

**Ed Schiller, Wm. Schutt & Associates**

**Town Attorney:**

**Thomas Fowler, Jr.**

**Town Highway Superintendent:**

**John Pilato**

**Building & Zoning Inspector:**

**Matthew Fischione**

**Gentlemen/Ladies:**

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held April 5, 2023. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting and may be amended before approval.

Sincerely yours,

**Carlo DiRienzo**  
**Planning Board Chair**

CD:cm  
 Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall, 21 Central Avenue, Lancaster, NY, on the 5<sup>th</sup> day of April 2023 at 7:00 P.M. and there were present:

PRESENT: Carlo DiRienzo, Chair  
Rebecca Anderson, Member  
John Copas, Member  
Anthony Gorski, Member  
Joseph Keefe, Member  
Lawrence Korzeniewski, Member  
Michael Reinhold, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT: None

Town Board Members: Councilmember Dave Mazur

Other Elected Officials: None

Town Staff: Emily Orlando, Deputy Town Attorney  
Ed Schiller of Wm. Schutt & Assoc.  
Matt Fischione, Code Enforcement Officer  
Cynthia Maciejewski, Secretary

Meeting called to order by Chair DiRienzo at 7:00p.m.

Pledge of Allegiance led by Chair DiRienzo.

Roll Call of Planning Board Members

Chair DiRienzo-Present

Rebecca Anderson-Present

John Copas-Present

Anthony Gorski-Present

Joseph Keefe-Present

Lawrence Korzeniewski-Present

Michael Reinhold-Present

Minutes-A motion was made by John Copas to approve the minutes from the March 15, 2023 Planning Board Meeting. Motion seconded by Anthony Gorski.

Roll call as follows:

Chair DiRienzo-Yes

Rebecca Anderson-Yes

John Copas-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Yes

Michael Reinhold-Yes

**Motion carried.**

**TOWN OF LANCASTER PLANNING BOARD**

**COMMUNICATIONS LIST FOR APRIL 5, 2023**

4.5.01 Email from Matt Fischione, Code Enforcement Officer (CEO), to Bernard Kobler instructing Mr. Kobler 11 Lancaster Parkway site plan has expired and 9 Lancaster Parkway site plan will expire in January 2024. Also, asking Mr. Kobler when materials (rock pile) will be removed from 5480 Genesee Street.

4.5.02 Email from Matt Fischione, CEO, to Town Planning and Zoning Boards alerting of administrative request from applicant to allow existing building to remain and site plan to be altered at 5077 Transit (Basil).

4.5.03 Email from Ed Schiller, Town Engineer, to Planning Board members detailing review comments for 5680 Broadway (town project 1143).

4.5.04 Email from Matt Fischione, CEO, to Mathew Abate regarding the need to file a Storm Water Pollution Protection Plan and install soil and erosion control measures at Tool Ranch, project 0269.

4.5.05 Letter from Matt Fischione, CEO, informing Town Planning Board 859 Ransom Road lot 2 project is in violation of town codes and that minor subdivision application is denied until violation is abated and additional information is provided.

4.5.06 Letter from Matt Fischione, CEO, informing Town Planning Board receipt of application to amend existing site of West Herr Audi at 6501 Transit (project 1902).

4.5.07 Letter from Matt Fischione, CEO, informing Town Planning Board a revised drawing, short form EAF, and Stormwater Drainage Calculations were received by applicant for 3857 Walden (Tool Ranch, project 0269) and that property is still in violation of Town Code related to improvements and a timeline is recommended to obtain final approval or accept denial of project.

4.5.08 Letter from Matt Fischione, CEO, informing Town Planning Board an amended site plan was received for 5680 Broadway (project 1143) and that a notice of violation/order to remedy was issued for site work prior to approval.

4.5.09 Letter from Ed Schiller, Town Engineer, listing deficiencies with application for 3857 Walden (Tool Ranch, project 0269). Also, this project should not be advanced until sufficient material to address deficiencies is obtained and reviewed.

4.5.10 Letter from Ed Schiller, Town Engineer, discussing need for SHPO "no effects" letter for 6501 Transit Road (West Herr Audi, project 1902)

**REVISED SITE PLAN REVIEW** – Project #1143, Plumb Creek Apartments located at 5680 Broadway. Construction of a multi-unit apartment complex. Construction of an ancillary 6-car garage. Apartments to be 126' long x 60' wide with 10 units. Garages to be 112' long x 24' wide to hold 6 vehicles.

Jason Havens, engineer and Frank Trybuskiewicz, property owner appeared regarding the most recent site plan submittal. The original submission of the site plan showed a building within the floodplain. The building has now been moved to the west, out of the floodplain, and reduced in size.

Ed Schiller, Town Engineer, discussed the need for corrected Storm Water Calculations. The calculations submitted do not meet Town requirements. Letters are needed from Erie County Water Authority and the Erie County Sewer Authority. The applicant stated that he was unaware of the need for these letters at this time and explained that ECWA permitted the 4" water line. The ECSA issues a letter regarding the proposed increased demand on the sewer system. Mr. Havens will increase the storm capacity. The site is under one acre and does not require a SWPPP. A Storm Water Agreement needs to be prepared and executed, along with a maintenance agreement which includes an easement for access to inspect.

Fire Separation will be installed as per the Building Code.

## **Planning Board Minutes**

### **SEQR Review**

**APRIL 5, 2023**

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 5<sup>th</sup> day of April, 2023 at 7:15 p.m. and there were

**PRESENT:** REBECCA ANDERSON, PLANNING BOARD MEMBER  
JOHN COPAS, PLANNING BOARD MEMBER  
ANTHONY GORSKI, PLANNING BOARD MEMBER  
JOSEPH KEEFE, PLANNING BOARD MEMBER  
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER  
MICHAEL REINHOLD, PLANNING BOARD MEMBER  
CARLO DIRIENZO, PLANNING BOARD CHAIR

**EXCUSED:** NONE

**ALSO PRESENT:** DAVE MAZUR, TOWN COUNCILMEMBER  
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER  
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.  
EMILY ORLANDO, DEPUTY TOWN ATTORNEY  
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

**PURPOSE OF MEETING:**

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE  
PLUMB CREEK APARTMENTS  
5680 BROADWAY**

The Planning Board reviewed the Short Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

**Due to additional information needed to complete question #7 from the Erie County Water Authority and Erie County Sewer Authority, the Short form EAF was tabled.**

**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
Thomas E. Fowler Jr., Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed development is of a parcel involving approximately 3.87 acres.

The location of the premises being reviewed is 5680 Broadway, Lancaster, New York 14086, Erie County.

This project described as a multi-unit apartment complex and garages with 0.8 acre physically disturbed area.

**THE FOLLOWING MOTION TO TABLE WAS OFFERED  
BY MEMBER ANDERSON, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER  
KORZENIEWSKI**

**TO WIT:**

**REASONS SUPPORTING RECOMMENDATION**

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact.**
2. Will the proposed action result in a change in the use or intensity of use of land? **No impact**
3. Will the proposed action impair the character or quality of the existing community? **No impact**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:
  - a. Public/private water supplies? **Additional information needed**
  - b. Public/private wastewater treatment utilities? **Additional information needed**
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? **No impact.**
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact.**

11. Will the proposed action create a hazard to environmental resources or human health? **No impact**

and,

**BE IT FURTHER**

**RESOLVED**, that the Planning Board recommended to table the review pending the submittal of letters from Erie County Water Authority and Erie County Sewer Authority.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
MICHAEL REINHOLD, PLANNING BOARD MEMBER	VOTED YES
CARLO DIRIENZO, PLANNING BOARD CHAIR	VOTED YES

The Motion to table the SEQR and Site Plan was thereupon adopted.

April 5, 2023

Discussion: IPS Planning and Zoning Module & pricing for budgetary consideration.

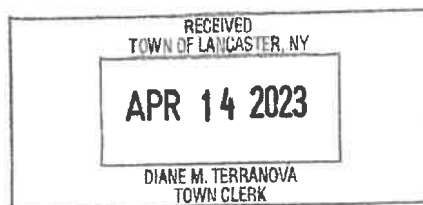
The program cost includes \$4,100. To install and implement the system along with support.

There is a \$900. Yearly fee for maintenance and a \$1,300. licensing fee that with 5 or more licenses reduces to \$1,100. A presentation could be made to the Planning and Town Board. The program holds all of the information submitted by various departments such as Town Board, Planning Board, Town Attorney, Zoning Board of Appeals and Building. There are municipalities using different versions of this system. Applicants can log in and schedules and agenda's are visible.

Council member Mazur discussed the RV code and will be scheduling two public meetings.

Motion to adjourn the meeting by Chair Dirienzo at 7:36p.m. and seconded by Rebecca Anderson. Motion approved.





# **Twin District Fire Company**

**4999 William Street • P.O. Box 406**

**Lancaster, New York 14086**

**716-681-3118**

**Fax: 716-685-3628**

Diane Terranova  
Town Clerk  
Town of Lancaster  
21 Central Ave  
Lancaster, NY 14086

Dear Ms. Terranova,

As of our monthly meeting held April 10<sup>th</sup>, 2023, please add the following member to the rolls of the Twin District Fire Company:

Jack Fromm

Lancaster, NY 14086

Thank you for your attention to this matter.

Sincerely,

Joshua Tomaszewski  
Corresponding Secretary  
Twin District Fire Company

**Diane Terranova**

---

**From:** Paul Ziolkowski  
**Sent:** Sunday, April 16, 2023 12:01 PM  
**To:** Ronald Ruffino  
**Cc:** Diane Terranova  
**Subject:** Resigning my presence on the Town of Lancaster Ethics Board

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Supervisor Ruffino,  
Town Clerk Diane Terranova,

It was an honor to have served on the Town Ethics board for these past years, and to have been able to be its Chairman was an honor.

But everything has a season and I have come to the conclusion that it's time to step aside and let some younger citizens have the opportunity to participate in the Town Government.

Diane I cannot tell you how much I appreciated all the help and hard work you devoted to getting me comfortable with my role as an Ethics Board member and then its Chair Person. You are not only an excellent Town Clerk but a wonderful individual.

Ron I wish you continued success in your role as Town of Lancaster Supervisor and pray you continue to do well.

I wish to make this resignation effective May 1<sup>st</sup> 2023.

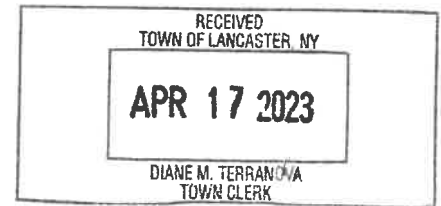
Thank you both for the opportunity.

Sincerely

Paul J Ziolkowski  
Town of Lancaster Ethics Board Chairperson  
16 Cloverside Dr.  
Lancaster, NY 14086

# **ERIE COUNTY LEGISLATURE**

92 Franklin St., 4th Floor - Buffalo, NY 14202



## **NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE** that a meeting of the County Legislature of the County of Erie, New York, shall be held in the Chambers of the Legislature at 92 Franklin Street, 4<sup>th</sup> Floor, Buffalo, NY 14202 on the 20th day of April, 2023, at 6:15 P.M., for the purpose of conducting a public hearing to hear public comment on Local Law Intro. 1-2 (2023), A Local Law Providing for 10% Property Tax Exemptions for Volunteer Firefighters and Ambulance Workers in Erie County.

A copy of the local law may be seen at:

[https://destinyhosted.com/agenda\\_publish.cfm?id=37432&mt=ALL&vl=true&get\\_month=4&get\\_year=2023&dsp=agm&seq=217&rev=0&ag=6&ln=1238&nseq=218&nrev=0&pseq=216&prev=0](https://destinyhosted.com/agenda_publish.cfm?id=37432&mt=ALL&vl=true&get_month=4&get_year=2023&dsp=agm&seq=217&rev=0&ag=6&ln=1238&nseq=218&nrev=0&pseq=216&prev=0)

Buffalo, New York  
April 15, 2023

BY ORDER OF THE COUNTY LEGISLATURE OF THE COUNTY OF ERIE, NEW YORK

Robert M. Graber, Clerk  
Erie County Legislature



# Town of Lancaster

21 CENTRAL AVENUE  
LANCASTER, NEW YORK 14086  
WWW.LANCASTERNY.GOV

CLERK'S OFFICE  
PHONE: (716) 683-9028  
FAX: (716) 683-2094

TAX OFFICE  
PHONE: (716) 683-1328  
FAX: (716) 681-7059

DIANE M. TERRANOVA  
*Town Clerk*

Lancaster Bee  
Buffalo News

DIANE M. TERRANOVA, TOWN CLERK  
Town of Lancaster  
21 Central Avenue  
Lancaster, New York 14086  
683-9028

*bnf*

## PRESS RELEASE

April 17, 2023

Lancaster Town Clerk Diane M. Terranova announced today that a Special Meeting of the Lancaster Town Board will be held on Thursday, April 20, 2023 at 7:00 PM for the purpose of entering into Executive Session to interview Police Chief candidates.

The meeting will be held in the Town Board Chambers, Lancaster Town Hall, 21 Central Avenue, Lancaster, New York.

cc: Post on bulletin board

**Diane Terranova**

---

**From:**  
**Sent:** Monday, April 17, 2023 2:47 PM  
**To:** Diane Terranova  
**Subject:** RE: Ethics Board

Diane,

I am sorry to have to tell you this, but I too will have to resign from the Ethics Board. I am still down in Florida and am having to deal with the loss of my home from Hurricane Ian. I just won't be able to handle anything else at this time.

David Dzwigal

**Diane Terranova**

---

**From:** Dawn Pearce  
**Sent:** Monday, April 17, 2023 4:27 PM  
**To:** Diane Terranova  
**Subject:** Phase 2 proposal

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

Good afternoon

I would like to go on record in regards to phase 2 of the Village development. I am one of the owners of Furry Friends on West Main. We were the second business on West Main, next to Dark Forest chocolates. At the time the street was in poor condition with almost no traffic. Even Central Avenue was a bit dismal.

The Village is so much more alive. I have not witnessed another community make such progress and change so quickly. I am proud to be in the Village and love for the vision to proceed. Dawn Pearce

Sent from my iPhone

Civil Engineering  
Environmental Engineering  
Municipal Engineering  
Land Surveying



Project Management  
Construction Support Services  
Landscape Architecture  
SWPPP Services



April 18, 2023

Honorable Town Board  
Town of Lancaster  
Lancaster, NY 14086

Re: **Award of Contract**  
Consolidated Water District  
Water System Improvements  
Contract No. TLN-13  
Bowen Road and Genesee Street

Dear Board Members:

Bids for the Water System Improvements Contract No. TLN-13, Bowen Road and Genesee Street were opened and read aloud at 10:00 AM on April 13, 2023. Four (4) bids were received for the project.

Wm. Schutt & Associates has reviewed the bid proposals and has determined that the lowest bid was submitted by 716 Site Contracting Inc in the amount of \$1,312,785.00. A tabulation of the bids received is attached.

We have reviewed the qualifications of 716 Site Contracting Inc and have determined that the company is experienced in doing this type of work. We have reviewed the project specifics including the completion schedule with 716 Site Contracting Inc and they are comfortable with their Bid and are confident they can complete the project within the specified deadlines. Therefore Wm. Schutt & Associates recommends, pending concurrence from the Town Attorney, that the construction contract for the Water System Improvements Contract No. TLN-13, Bowen Road and Genesee Street be awarded to the lowest responsible bidder, 716 Site Contracting Inc in the amount of \$1,312,785.00.

Respectfully submitted,

Edward Schiller, P.E.  
Town Engineer

cc Town Clerk  
Town Attorney

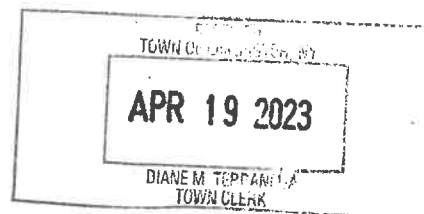
23-04-18-16251D-TLN-13-TB-1-rec of award-es



## COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE



January 30, 2023

Thomas E. Fowler, Jr., Esq.  
Town Attorney  
Town of Lancaster  
21 Central Avenue,  
Lancaster, NY 14086

**Re: Lead Agency Designation: multifamily residential development**  
**Address: 6026 Broadway**  
**SBL: 116.00-2-11.1**  
**Review No.: M617-23-79**

Dear Mr. Fowler:

Pursuant to Article 8 of the New York Environmental Conservation Law and 6 NYCRR Part 617, the County of Erie (the "County") has reviewed the above-referenced project (the "Project") referred to us by the Town of Lancaster on January 11, 2023.

The County consents to the Town of Lancaster acting as SEQR Lead Agent.

The County offers the following comments based upon its review of the Project:

- The Town and developer should consider a vehicular connection to the parcel directly north of the subject site.
- The Town should ensure affordable housing is available within its boundaries; this can be accomplished in part by encouraging a variety of floor plan configurations in multifamily developments
- The Town and developer should ensure there are adequate pedestrian facilities within the parcel as well as connections to adjacent uses.
- The Town and developer should ensure the bioretention areas noted include appropriate plantings, in addition to trees.

This review pertains to the above-referenced action submitted to the Erie County Department of Environment and Planning. This letter should not be considered sufficient for any county



approvals. The Town must still obtain any other permits and regulatory approvals applicable to this Project.

In the event that the Town has questions concerning this review please contact me at 716-858-1916 or [mariely.ortiz@erie.gov](mailto:mariely.ortiz@erie.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Mariely Ortiz', written in a cursive style.

Mariely Ortiz  
Senior Planner

**Ortiz (she/her/hers), Mariely**

---

**From:** Noonan, Benjamin  
**Sent:** Thursday, January 12, 2023 2:11 PM  
**To:** Ortiz (she/her/hers), Mariely  
**Cc:** Salah, Mutasem  
**Subject:** Edgewater East Apartments - 6026 Broadway - SBL# 116.00-2-11.1

The Erie County Division of Sewerage Management (DSM) has reviewed the SEQRA submittal for Edgewater East Apartments in Lancaster and has the following comments:

1. The proposed project is located within Erie County Sewer District No. 4. The sanitary sewers near the proposed project are owned by the ECSD No. 4. The sanitary flows are tributary to Erie County trunk and interceptor lines and ultimately the Bird Island Wastewater Treatment Facility.
2. Review and approval of any sanitary sewers installed is required by Erie County DSM.
3. A Downstream Sewer Capacity Analysis (DSCA) will be required for this project.
4. Sanitary sewer Inflow and Infiltration (I/I) removal work in ECSD No. 4 will be required for this project.
5. Sanitary sewer system design shall be in accordance with Ten States Standards and Erie County Sewer District Rules and Regulations and Design Requirements.

The design engineer is encouraged to discuss preliminary sanitary sewer plans with DSM in advance of completing sewer design. If you have any questions, feel free to contact me.

--  
**Benjamin Noonan** | Assistant Civil Engineer  
Erie County | Div. of Sewerage Management  
95 Franklin St., | Buffalo, NY 14202  
P: +1(716)858-8456 | F: +1(716)858-6257  
[Benjamin.Noonan@erie.gov](mailto:Benjamin.Noonan@erie.gov) | <http://www.erie.gov>

Mayer

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y.  
AND REPLY TO MUNICIPALITY**

Submit this form with full statement of proposed action (as described in GML 239-m(c)) at [www.Erie.gov/IRonline](http://www.Erie.gov/IRonline), OR mail a hard copy (retain a copy for your files) to: Erie County Division of Planning, 95 Franklin Street, Room 1053, Buffalo, N.Y., 14202

DO NOT WRITE IN THIS SPACE

Case No.: 1617 4-23-79

Postmark/Delivery Date: 1/11/23

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 I - nn  
A Municipal Referral Map is available to help determine whether an applicable action is subject to referral.

**Description of Proposed Action**

**1. Name of Municipality:** Town of Lancaster

§239-m(4)(b) provides that the county shall have 30 days after receipt of a full statement of the proposed action to reply.

If the county fails to reply within such period, the referring body may take final action.

However, any county reply received after 30 days but 2 or more days prior to final action by the referring body shall be subject to §239-m(5)

The referring body shall file a report of its final action with the county within 30 days per §239-m(6).

<b>2. Hearing Schedule:</b>	<b>Date</b> _____	<b>Time</b> <u>7:00 PM</u>	<b>Location</b> <u>21 Central Avenue</u>
<b>3. Action is before:</b>	<input type="checkbox"/> Legislative Body	<input type="checkbox"/> Board of Appeals	<input checked="" type="checkbox"/> Planning Board
<b>4. Action consists of:</b>	<input type="checkbox"/> New Ordinance	<input type="checkbox"/> Rezone/Map Change	<input type="checkbox"/> Ordinance Amendment
	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Variance	<input type="checkbox"/> Special Use Permit
			<input type="checkbox"/> Other: _____
<b>5. Location of Property:</b>	<input type="checkbox"/> Entire Municipality	<input checked="" type="checkbox"/> Address: <u>6026 Broadway</u>	
<b>5a. S.B.L. of Property:</b>	<u>116.00-2-11.1</u>	<u>Lancaster, NY</u>	
<b>6. Referral required as site is within 500' of:</b>	<input type="checkbox"/> State or County Property/Institution	<input type="checkbox"/> Municipal Boundary	<input type="checkbox"/> Farm Operation located in an Agricultural District
	<input type="checkbox"/> Expressway	<input checked="" type="checkbox"/> County Road	<input type="checkbox"/> State Highway
			<input type="checkbox"/> Proposed State or County Road, Property, Building/Institution, Drainageway
<b>7. Proposed change or use:</b> (specify the action, such as the scope of variances or site plans)	<u>Construction of 5 2-story, 10-unit apt bldgs</u>		
<b>8. Other remarks:</b>	_____		
<b>9. Submitted by:</b> <u>Town Attorney</u>	Email: <u>tfowler@lancasterny.gov</u>		
<b>10. Return Address:</b>	<u>21 Central Avenue, Lancaster, NY 14086</u>		

**Reply to Municipality by Erie County Division of Planning**

Receipt of the above-described proposed action is acknowledged on \_\_\_\_\_. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. ☐ The proposed action is not subject to review under the law.
2. ☒ Comment on proposed action is attached hereto.
3. ☐ The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.
4. ☒ No Recommendation; proposed action has been reviewed and determined to be of local concern.

By the Division of Planning: \_\_\_\_\_

Date: 1/30/23

**SUPERVISOR**

Ronald Ruffino Sr.

**COUNCIL MEMBERS**

Adam Dickman  
David Mazur  
Robert Leary  
Mark Burkard

T.C. Comm.  


**Highway Superintendent**

John Pilato

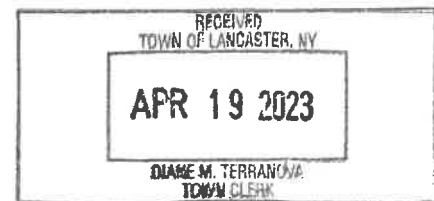
525 Pavement Road  
Lancaster, NY 14086  
716-684-3320 phone  
716-685-3497 fax

April 18, 2023

**COMMUNICATIONS**

Honorable Town Board  
21 Central Avenue  
Lancaster, NY 14086

Re: Park Crew Chief Position

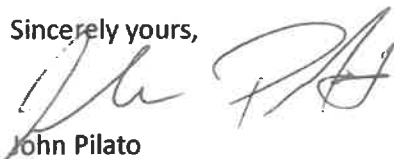


Dear Honorable Town Board:

I would appreciate your support in sponsoring a resolution to appoint Bruce Stutz residing at \_\_\_\_\_ Lancaster, NY 14086 to the position of Park Crew Chief in the Recreation Department beginning Monday, April 24, 2023. As per CSEA White Collar Unit #815, Mr. Stutz will be paid \$28.60 per hour, forty hour week which is 85% of the full salary on the two-year step program. Mr. Stutz will be placed on a six-month probationary period. Funds for this position are available in the 2023 budget.

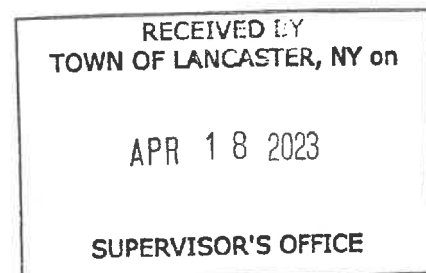
Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely yours,



John Pilato  
Highway Superintendent  
Town of Lancaster

Cc: Ronald Ruffino, Supervisor  
Diane Terranova, Town Clerk  
Thomas Fowler, Town Attorney  
Finance



Duplicate

Communication



123-ZR-22  
SP-22-180  
202-ZR-22

## COUNTY OF ERIE

**MARK C. POLONCARZ**

COUNTY EXECUTIVE

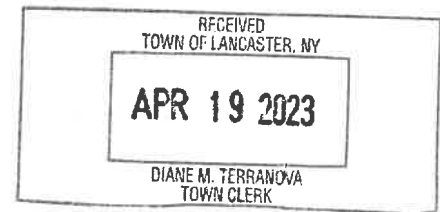
WILLIAM E. GEARY JR.  
COMMISSIONER

DEPARTMENT OF PUBLIC WORKS  
RATH BUILDING 14<sup>TH</sup> FLOOR

TELEPHONE: 716.858.8300  
FAX: 716.858.8228

May 25, 2022

Mr. Thomas H. Shelberg, RA  
DEL Resource  
183 Bathurst Drive  
Tonawanda, New York 14150



Re: Site Plan Review  
Motel & Mixed Use  
5827 Broadway at Bowen Rd (CR-242)  
(T) of Lancaster, County of Erie

Dear Mr. Shelberg:

Erie County Department of Public Works has reviewed your site plans for a mixed use development located at 5827 Broadway at Bowen Road (CR-242) in the Town of Lancaster. Provided the following comment is addressed, this department has no additional concerns.

### Sheet C-3 Site Grading & Drainage Plan

1. Replace existing drainage structure within the Bowen Road (CR-242) highway right-of-way, at outfall of proposed detention basin with a NYSDOT approved precast drainage structure and reticuline grate.

### Permit Requirements

The Developer will be required to apply for and obtain an Erie County Highway Work Permit for Utility Work Perm-2 for construction of utilities within the Bowen Road (CR-242) highway right-of-way.

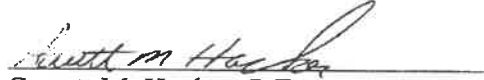
The Developer will be required to apply for and obtain an Erie County Highway Work Permit for Non-Utility Work, Perm 3 for construction of a new commercial driveway within the Bowen Road (CR-242) highway right-of-way.

Attn: Mr. Thomas Shelberg, RA  
DEL Resource  
Re: 5827 Broadway at Bowen Rd (CR-242)  
Date: May 25, 2022  
Page: 2 of 2

Please feel free to call me at 858-8371 should you have any questions.

Sincerely,

ERIE COUNTY DEPARTMENT OF PUBLIC WORKS



Garrett M. Hacker, P.E.  
Senior Civil Engineer

cc: Karen Hoak, Deputy Commissioner - Highways  
Darlene Svilokos, P.E., Director of Engineering  
Brian Rose, P.E., Supervisor of Engineering  
Gina Wilkolaski, P.E., Traffic Safety Engineer  
Patrick Baskerville, Senior Highway Maintenance Engineer  
File: CR-242

**Ortiz (she/her/hers), Mariely**

---

**From:** Noonan, Benjamin  
**Sent:** Monday, April 10, 2023 3:20 PM  
**To:** Ortiz (she/her/hers), Mariely  
**Cc:** Salah, Mutasem  
**Subject:** 5827 Broadway - Mixed Use Facility with Coffee Shop - SBL #116.31-1-3

The Erie County Division of Sewerage Management (DSM) has reviewed the SEQRA submittal for 5827 Broadway in Lancaster and has the following comments:

1. The proposed project is located within Erie County Sewer District No. 4. The sanitary sewers near the proposed project are owned by ECSD No. 4. The sanitary flows are tributary to Erie County trunk and interceptor lines and ultimately the Bird Island Wastewater Treatment Facility.
2. Review and approval of any sanitary sewers installed is required by Erie County DSM.
3. A Downstream Sewer Capacity Analysis (DSCA) may be required for this project.
4. Sanitary sewer Inflow and Infiltration (I/I) removal work in ECSD No. 4 may be required for this project.
5. A grease trap sized by DSM standards is required for commercial projects where food will be served.
6. Sanitary sewer system design shall be in accordance with Ten States Standards and Erie County Sewer District Rules and Regulations and Design Requirements.

The design engineer is encouraged to discuss preliminary sanitary sewer plans with DSM in advance of completing sewer design. If you have any questions, feel free to contact me.

--

**Benjamin Noonan** | Assistant Civil Engineer  
Erie County | Div. of Sewerage Management  
95 Franklin St., | Buffalo, NY 14202  
P:+1(716)858-8456 | F:+1(716)858-6257  
[Benjamin.Noonan@erie.gov](mailto:Benjamin.Noonan@erie.gov) | <http://www.erie.gov>



**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y.  
AND REPLY TO MUNICIPALITY**

Submit this form with full statement of proposed action (as described in GML 239-m(c)) at [www.Erie.gov/IRonline](http://www.Erie.gov/IRonline), OR mail a hard copy (retain a copy for your files) to: Erie County Division of Planning, 95 Franklin Street, Room 1053, Buffalo, N.Y., 14202

DO NOT WRITE IN THIS SPACE

Case No.: **210-ZR-23**

Postmark/Delivery Date: **4/10/23**

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 l - nn

A Municipal Referral Map is available to help determine whether an applicable action is subject to referral.

**Description of Proposed Action**

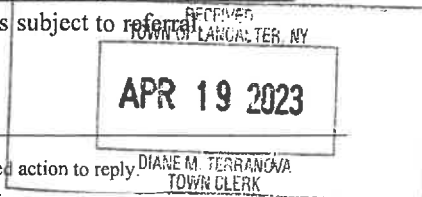
1. Name of Municipality: Town of Lancaster

§239-m(4)(b) provides that the county shall have 30 days after receipt of a full statement of the proposed action to reply.

If the county fails to reply within such period, the referring body may take final action.

However, any county reply received after 30 days but 2 or more days prior to final action by the referring body shall be subject to §239-m(5)

The referring body shall file a report of its final action with the county within 30 days per §239-m(6).



2. Hearing Schedule:      Date \_\_\_\_\_ Time \_\_\_\_\_ Location 21 Central Avenue, Lancaster, NY

3. Action is before:    ☒ Legislative Body      ☐ Board of Appeals      ☐ Planning Board

4. Action consists of:    ☐ New Ordinance      ☐ Rezone/Map Change      ☐ Ordinance Amendment

☐ Site Plan      ☐ Variance      ☒ Special Use Permit      ☐ Other: \_\_\_\_\_

5. Location of Property:    ☐ Entire Municipality      ☒ Address: 5827 Broadway

5a. S.B.L. of Property:    116.31-1-3      Lancaster, NY 14086

6. Referral required as site is within 500' of:    ☐ State or County Property/Institution      ☐ Municipal Boundary      ☐ Farm Operation located in an Agricultural District

☐ Expressway      ☒ County Road      ☒ State Highway      ☐ Proposed State or County Road, Property, Building/Institution, Drainageway

7. Proposed change or use: Mixed Use facility with coffee shop  
(specify the action, such as the scope of variances or site plans)

8. Other remarks: \_\_\_\_\_

9. Submitted by: Diane M. Terranova, Town Clerk      Email: dterranova@lancasterny.gov

10. Return Address: 21 Central Avenue, Lancaster, NY 14086

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 4/10/23. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. ☐ The proposed action is not subject to review under the law.
2. ☐ Comment on proposed action is attached hereto.
3. ☐ The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.
4. ☒ No Recommendation; proposed action has been reviewed and determined to be of local concern.

By the Division of Planning:       Date: 4/18/23

DIANE M. TERRANOVA, TOWN CLERK  
TOWN OF LANCASTER  
21 CENTRAL AVE.  
LANCASTER, N.Y. 14086  
AREA CODE 1-716 683-9028

233

April 19, 2023

Matthew Fischione  
Code Enforcement Officer  
21 Central Avenue  
Lancaster, New York 14086

**Re: SPECIAL USE PERMIT -**  
33 Meadow Lea Drive


Dear Matt:

Enclosed is a copy of a letter from Lynette Metzger-Truslow, requesting a renewal of her Special Use Permit for Home Occupation (Dog Grooming) on premises located at 33 Meadow Lea Drive which expires on May 14, 2023.

Please inform the Town Board and my office as to the applicant's compliance to all conditions stipulated in his permits so that a resolution to renew this Special Use Permit may be prepared for the next Town Board Meeting.

Sincerely yours,

OFFICE OF THE TOWN CLERK

  
Diane M. Terranova  
Town Clerk

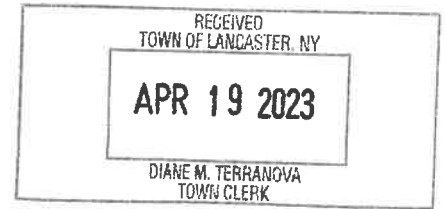
DMT/dm

Encl.

cc: T. Fowler, Town Attorney  
Town Board

COPY

COPY



April 15, 2023

Town of Lancaster c/o Town Clerk Office  
21 Central Ave  
Lancaster, NY 14086

Re: Special Use Permit  
33 Meadow Lea Dr.

Dear Lancaster Town Board:

Please find this letter as a formal request to renew my Special Use Permit. At this time there is no license required. My New York State tax ID number is TF-2342463.

Please notify me of inspection as I work by appointment only 716-440-4069. Thank You

Sincerely,

Sybil M. Melzger-Trusler

Owner-Operator

Doggone Cute

Dog Grooming

Service

716-440-4069

DIANE M. TERRANOVA, TOWN CLERK  
TOWN OF LANCASTER  
21 CENTRAL AVE.  
LANCASTER, N.Y. 14086  
AREA CODE 1-716 683-9028

COPY

**2<sup>nd</sup> NOTICE**

April 21, 2023

Tonya M. Bradford  
30 Woodgate Drive  
Lancaster, New York 14086

**Re: SPECIAL USE PERMIT  
30 Woodgate Drive**

Dear Ms. Bradford:

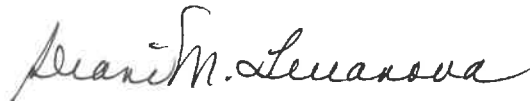
According to the resolution adopted by the Town Board of the Town of Lancaster on June 7, 2021 granting you a Special Use Permit for a Home Occupation (Hair Salon) on premises located at 30 Woodgate Drive, this permit shall expire on May 3, 2023.

In order for you to continue in compliance, you must file a letter addressed to the Town Board, in care of the Town Clerk's Office, requesting a renewal of this permit. Please send proof of a valid New York Tax Employer Identification number, if applicable a copy of your New York State business license from the appropriate regulatory agency for the service provided.

The Code Enforcement Officer will inspect your operation to be sure of your compliance to all conditions stipulated in your permit before your Special Use Permit is renewed.

Sincerely yours,

OFFICE OF THE TOWN CLERK



Diane M. Terranova  
Town Clerk

DMT/dm  
Encl.

cc: M. Fischione, Code Enforcement Officer  
Town Board  
T. Fowler, Town Attorney

COPY

COPY

COPY

COPY

Raymond L. Boreanaz

Lancaster, NY 14086

April 24, 2023

Ms. Diane Terranova  
Town Clerk  
Town of Lancaster  
Lancaster, NY 14086

Dear Ms. Terranova,

I am seeking a part time position of Dog Control Officer in the Town of Lancaster. I have held the position of Senior Dog Control Officer from 2016-2018 and believe I have the necessary qualifications for this role.

As Senior DCO I have received education and instruction in the area of animal dog behavior, as well as the regulations for harboring and treatment of dogs in the Town of Lancaster. I was responsible for managing the kennel when it was located on Walden Avenue and set up the new kennel on Pavement Road.

My responsibilities included:

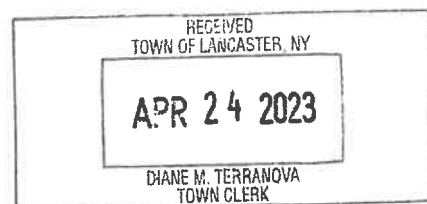
- Scheduling and management of other DCO's in the department
- Keeping records
- Responding to calls and inquiries
- Collecting fees and issuing receipts
- Testifying in court both in Lancaster and Depew
- Maintaining the kennel and the dogs harbored there
- Working with the residents of Lancaster and Depew, the police, and the Chief District Attorney

I am interested in a part time position and this time and hope to be able to extend my services once again to the Town of Lancaster.

Thank you for your consideration.

Yours truly,

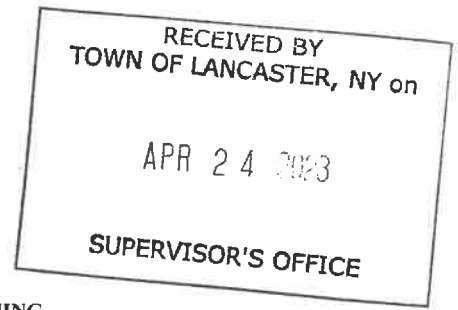
Raymond Boreanaz



236

T.C. Comm

*(Handwritten initials)*



**COUNTY OF ERIE**  
DEPARTMENT OF ENVIRONMENT AND PLANNING

**DANIEL R. CASTLE, AICP**  
COMMISSIONER

**THOMAS E. BAINES, ESQ**  
DEPUTY COMMISSIONER

April 20, 2023

Honorable Ronald Ruffino, Sr.  
Supervisor Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086

Dear Supervisor Ruffino:

This letter pertains to the 2003 Local Cooperation Agreement and 2014 Amendments to the 2003 Agreement between the Town of Lancaster and Erie County relative to the Erie County Community Development Block Grant Consortium.

Please be aware that, by its terms, the Agreement will be renewed for an additional three years (2024 through 2026) unless the Municipality provides a written notification to my attention indicating its desire to terminate the Agreement. Such action would remove the Municipality from Consortium membership and thus from eligibility for receiving Federal Community Development Block Grant funds under the Consortium's Entitlement Program for the 2024 through 2026 program years. The Municipality would also be unable to access funds through the federal HOME Investment Partnership Program for the same period.

It should also be noted that if your Municipality chooses to remain with the urban county, it is also a participant in the HOME Program if the urban county receives HOME funding and may only receive a formula allocation under the HOME Program as part of the urban county, although this does not preclude the urban county or a unit of government within the urban county from applying to the State for HOME funds, should it be allowed by New York State.

By remaining with the urban county, your Municipality is also a participant in the Emergency Solutions Grant (ESG) Program and may only receive a formula allocation under the ESG Program as a part of the urban county, although this does not preclude the urban county or a unit of government within the urban county from applying to the State for ESG funds, if so allowed by New York State.

The 2003 Agreement will be automatically renewed for the three-year period unless we receive a written termination notice from your Municipality by the close of business June 2, 2023. Said notice must also be sent to Ms. Elizabeth McClam, Buffalo HUD Office, 300 Pearl Street, Ste 301, Buffalo, New York 14202.

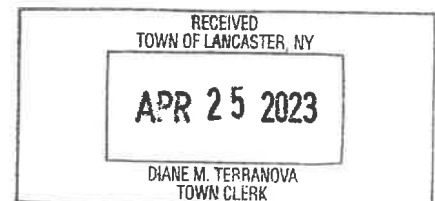
One final point, should your Municipality choose to remain within the urban county, it is ineligible to apply for grants under the HUD-Administered Small Cities or State CDBG programs while it is part of the urban county.

Should you have any questions, do not hesitate to contact Paul D'Orlando at 858-2194.

Very truly yours,

*(Handwritten signature of Daniel R. Castle)*

Daniel R. Castle  
Commissioner



PJD/jw  
C: Paul D'Orlando

cooperation agreement\_merge to Consortium

**SUPERVISOR**

Ronald Ruffino Sr.

**COUNCIL MEMBERS**

Adam Dickman  
David Mazur  
Robert Leary  
Mark Burkard

T.C. Comm.  
T.A. Reso.  
(P)



**Highway Superintendent**

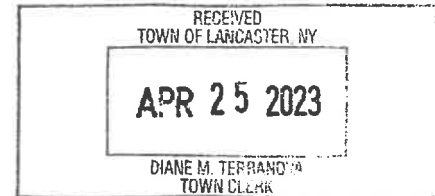
John Pilato

525 Pavement Road  
Lancaster, NY 14086  
716-684-3320 phone  
716-685-3497 fax

April 21, 2023

**COMMUNICATIONS**

Honorable Town Board  
Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086



Dear Honorable Town Board:

I would appreciate your support in sponsoring a resolution to replace the inducer motor assembly on the AERCO Boiler at the Police Station. This job will be performed by Greater Niagara Mechanical, Inc., 7311 Ward Road, North Tonawanda, NY, 14120. The cost of this will be \$3,784.00 with the funds to be taken out of Buildings budget line 01-1620-260, Other Capital Outlay. I have attached all necessary insurance certificates.

Should you require any further information, please do not hesitate to contact me.

Respectfully yours,

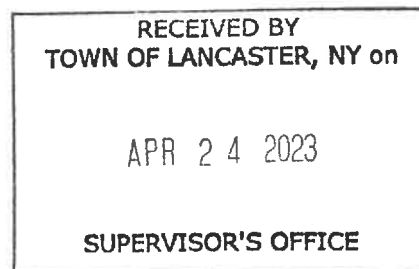
A handwritten signature in dark ink, appearing to read "John Pilato".

John Pilato  
Highway Superintendent

JP/jw

Enc

Cc: Ronald Ruffino, Town Supervisor  
Thomas Fowler, Jr., Town Attorney  
Diane Terranova, Town Clerk



# LANCASTER POLICE DEPARTMENT 238



WILLIAM J. KARN, JR.  
CHIEF OF POLICE

T.C. Comm.  
T.A. Reso.  
(P)



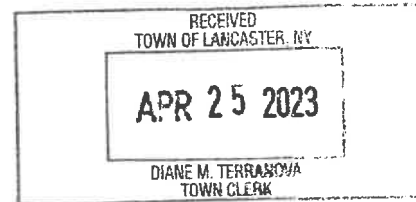
525 PAVEMENT ROAD  
LANCASTER, NY 14086



TEL: (716) 683-2800  
FAX: (716) 681-2352

April 20, 2023

Ronald Ruffino, Supervisor  
21 Central Ave.  
Lancaster, NY 14086



**RE: Mobile Data Terminal (MDT) Purchase**

Supervisor Ruffino and Honorable Town Board,

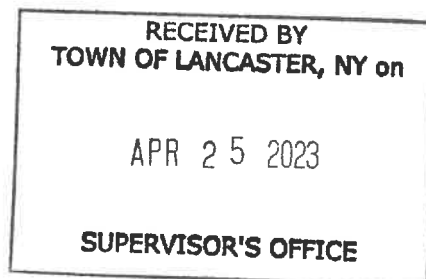
The Department will be replacing one of the Mobile Data Terminals (MDT) that are utilized in our patrol vehicles. Since 2018 we have been replacing all unserviceable Panasonic "Tough Books" with the "Rhino Tab" from Patrol PC.

The Department requests authorization to purchase two (2) new "Rhino Tab" Patrol PC's at a cost of \$5,959.37 per unit. The total cost of \$11,918.74 is to be paid for from funds in the Departments Public Safety Equipment budget line \*\*\*005.3120.0245. Patrol PC is a sole source provider of the "Rhino Tab MDT."

Respectfully,

Jonathan Ziders  
Administrative Captain

cc:Chief Karn  
TA Thomas Fowler Jr





# LANCASTER POLICE DEPARTMENT

239



WILLIAM J. KARN, JR.  
CHIEF OF POLICE



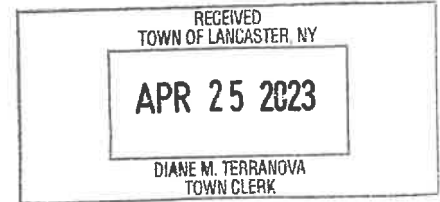
525 PAVEMENT ROAD  
LANCASTER, NY 14086



TEL: (716) 683-2800  
FAX: (716) 681-2352

April 24, 2023

Town Clerk Diane Terranova  
21 Central Avenue  
Lancaster, NY 14086




Town Clerk Terranova,

Please accept this letter as my notification to the Town of Lancaster that I will be retiring effective April 27, 2023. It has been an honor and a privilege to serve the residents of Lancaster for more than 27 years, including the last four years as their Chief of Police. I appreciate the strong support both the Department and I have received from the Town Board and our residents throughout my tenure as chief.

I am extremely proud to have worked alongside the outstanding men and women of the Lancaster Police Department. I am confident the Department is in good hands and will continue to effectively protect and serve our great community.

Respectfully,

  
William J. Karn Jr.  
Chief of Police



T.C. Comm.

# Lancaster Presbyterian Church

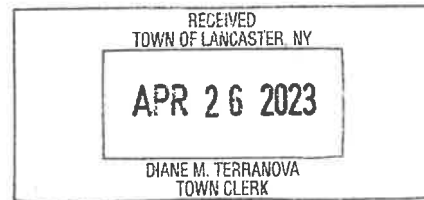
A Congregation of the Evangelical Presbyterian Church

240  
Rev. Dr. Kelly Negus  
Senior Pastor

Rev. Will McCabe  
Associate Pastor

April 12, 2023

Supervisor Ronald Ruffino  
Lancaster Town Board  
Lancaster Town Hall  
21 Central Avenue  
Lancaster, NY 14086



Dear Supervisor Ruffino:

I would like to invite you and the members of the town board to attend this year's National Day of Prayer event in Lancaster. We are so grateful for your participation in the past and hope that you will again join us.

Our nation is facing many perils, as each generation has throughout the years. In the Bible we read that if God's people turn to Him in prayer and repentance, He will heal their land. We have the freedom to stand in public and pray and ask that you will support us by attending, or sending someone from your office to pray in front of the Lancaster town hall on Thursday, May 4, 2023 from noon-12:45 P.M. Please help to preserve the freedom of religion and speech guaranteed in the United States Constitution and the right to gather peacefully in public.

"The National Day of Prayer is an annual observance held each year on the first Thursday in May, inviting people of all faiths to pray for our nation. It was created in 1952 by a joint resolution of the United States Congress, and signed into law by President Harry S. Truman."

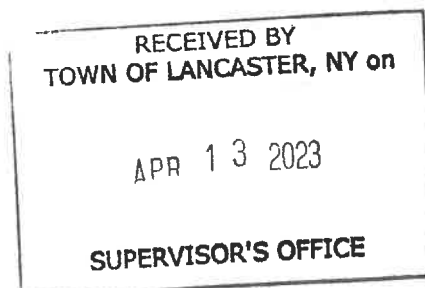
If you will be able to join us, please call the Lancaster Presbyterian Church office at 684-2277 so that we can acknowledge your presence.

The event will be led by Pastor Kelly Negus of Lancaster Presbyterian Church, and several other local clergymen will participate.

Sincerely,


Mrs. Gloria Chaves

Lancaster National Day of Prayer Coordinator



**SUPERVISOR**  
Ronald Ruffino Sr.

**COUNCIL MEMBERS**  
Adam Dickman  
David Mazur  
Robert Leary  
Mark Burkard

*T.C. Comm.*  
*T.A. Reso.*  




**Highway Superintendent**  
John Pilato

525 Pavement Road  
Lancaster, NY 14086  
716-684-3320 phone  
716-685-3497 fax

April 25, 2023

COMMUNICATIONS

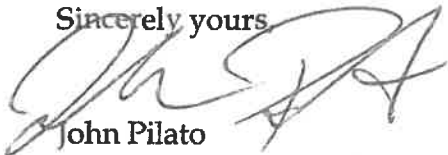
Honorable Town Board  
Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086

Dear Honorable Town Board:

Over the past few years, the Town of Lancaster Parks, Recreation & Forestry Department has accumulated many items that have outlived their useful life to the town. I feel that in the public's interest, the Town Board should consider deeming them as surplus property and allowing them to go to public auction. Please see the attached list that includes one lawn mower.

That being said, I respectfully request the Town Board to deem these items as surplus and allow them to go for public auction. These items will be listed with Auctions International online auction starting May 4, 2023, and concluding May 18, 2023. Should you have any questions, please feel free to contact me.

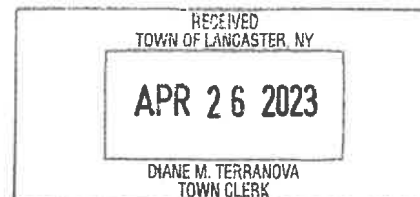
Sincerely yours

  
John Pilato  
Highway Superintendent

JP/jw

Enc.

Cc: Ron Ruffino, Supervisor  
Thomas Fowler, Jr, Town Attorney  
Diane Terranova, Town Clerk



## **SURPLUS ITEMS TO AUCTION**

**Auction Date: May 4, 2023 - May 18, 2023**

### **Lawn Mower:**

**2019 Gravely Prostance - VIN #11000, Model 994137, Hours - 468.8**

**SUPERVISOR**  
Ronald Ruffino Sr.

**COUNCIL MEMBERS**  
Adam Dickman  
David Mazur  
Robert Leary  
Mark Burkard

T.C. Comm.  
T.A. Reso.  
(RD)



**Highway Superintendent**  
John Pilato

525 Pavement Road  
Lancaster, NY 14086  
716-684-3320 phone  
716-685-3497 fax

April 25, 2023

COMMUNICATIONS


Supervisor Ron Ruffino and  
Council Members  
Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086

Dear Supervisor Ruffino and Honorable Council Members:

I respectfully request a resolution be prepared for the construction and placement of a sign cabinet at the town complex located at 525 Pavement Road. This work will be done by Garland Graphics, 1146 Two Rod Rd, Alden, NY, 14004. The total cost for the sign cabinet is \$3,475.00. The cost for this purchase will be paid from Buildings budget line item 01-1620-260, Other Capital Outlay.

If you have any questions or concerns, please do not hesitate to contact me.

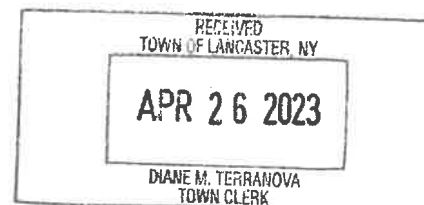
Respectfully submitted,

  
John Pilato  
Highway Superintendent

JP:jw

Enc.

Cc: Thomas Fowler, Jr, Town Attorney  
Diane Terranova, Town Clerk



**SUPERVISOR**

Ronald Ruffino Sr.

**COUNCIL MEMBERS**

Adam Dickman  
David Mazur  
Robert Leary  
Mark Burkard

TC Comm.  


**Highway Superintendent**

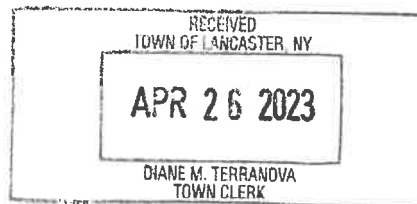
John Pilato

525 Pavement Road  
Lancaster, NY 14086  
716-684-3320 phone  
716-685-3497 fax

April 25, 2023

## COMMUNICATIONS

Supervisor Ronald Ruffino  
and Honorable Council Members  
Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086



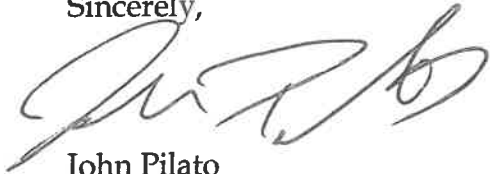
Dear Supervisor Ruffino and Honorable Council Members:

I respectfully submit the following individual for your consideration to be appointed to the position of part-time permanent employee in the Parks, Recreation & Forestry Department. The position will be for 19 hours a week without benefits.

<u>NAME</u>	<u>POSITION</u>	<u>PAY RATE/HR.</u>	<u>EFFECTIVE</u>
Robert Giroux _____, Lancaster	Recreation Director (Part-time)	\$28.79	May 2, 2023

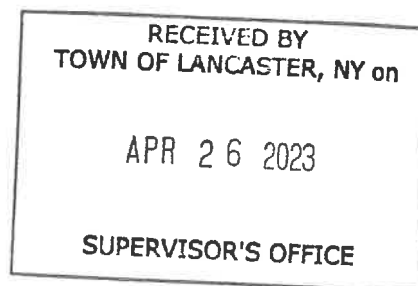
Should you approve, I would like to request that a resolution be placed on the agenda for the Monday, May 1, 2023, Town Board meeting.

Sincerely,

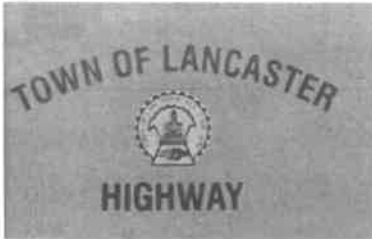


John Pilato  
Highway Superintendent

JP:jw



T.C. Comm.  
PD



**TOWN OF LANCASTER  
HIGHWAY DEPARTMENT  
525 PAVEMENT ROAD  
LANCASTER, NY 14086**

**John Pilato  
Highway Superintendent  
Tel (716)683-3426  
Fax (716)685-0271**

**COMMUNICATIONS  
REVISED**

April 25, 2023

Honorable Town Board  
Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086

RE: NYS Association of Towns

Dear Honorable Town Board:

I would appreciate your support in sponsoring a resolution for the Highway Superintendent to attend the New York State Association of Towns training school June 5, 2023, through June 7, 2023. Registration for school is \$125.00. Hotel stay will be needed for Sunday and Monday. Room rate is \$199.00 per night, equaling \$398.00. I will be leaving Tuesday after classes, not staying Wednesday because training would be redundant. I would appreciate \$75.00 for gas (if needed) and \$100 for dinner. Total expense would be \$708.00. These expenses would be charged to 13-5110-0449 Other Unclassified.

Should you require and additional information, please do not hesitate to contact me.

Respectfully yours,

John Pilato  
Highway Superintendent  
Town of Lancaster

JP/kak  
Attachments



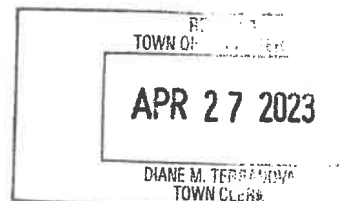
# Youth Bureau

T.C. Comm.

(RD)

April 26, 2023

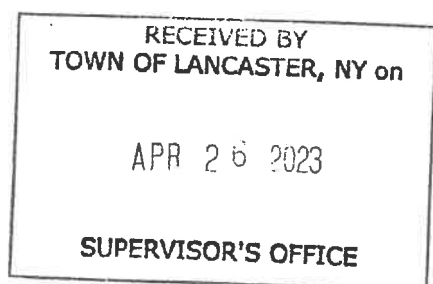
Mr. Ronald Ruffino  
Supervisor  
Town of Lancaster  
21 Central Ave.  
Lancaster, NY 14086



Dear Ms. Ruffino and Town Board Members:

I am recommending the following individuals for various positions in the Youth Bureau's Summer Skills Reinforcement & Enrichment Programs, effective June 5, 2023 through August 31, 2023.

<u>Name:</u>	<u>Position:</u>	<u>Rate:</u>		<u>Effective Date:</u>
<u>Lynn Dalfonso</u> Lancaster, NY 14086	Tutor (Choreographer)	\$22.00 hr.	(rehire)	June 5, 2023
<u>Ryan Kaminski</u> Buffalo, NY 14210	Tutor (Music Director)	\$19.00 hr.	(rehire)	June 5, 2023
<u>Taylor Carlson</u> Depew, NY 14043	Tutor (Director)	\$17.00 hr.	(rehire)	June 5, 2023
<u>Daniel Reisdorf</u> Lancaster, NY 14086	Tutor (Director)	\$17.00 hr.	(new)	June 5, 2023
<u>Joseph Isgar</u> Buffalo, NY 14222	Tutor (Music Director)	\$17.00 hr.	(new)	June 5, 2023



Sincerely,

*John Trojanowsky*  
John Trojanowsky,  
Executive Director

JOHN TROJANOWSKY, EXECUTIVE DIRECTOR

200 Oxford Avenue • Lancaster, New York 14086 • 716-683-4444 • Fax: 716-683-4447



**SUPERVISOR**

Ronald Ruffino Sr.

**COUNCIL MEMBERS**

Adam Dickman

David Mazur

Robert Leary

Mark Burkard

T.C. Comm.  
T.A. Reso.  
(RD)



**Highway Superintendent**

John Pilato

525 Pavement Road  
Lancaster, NY 14086  
716-684-3320 phone  
716-685-3497 fax

246

April 26, 2023

**COMMUNICATIONS**

Honorable Town Board  
Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086



Dear Honorable Town Board:

I would appreciate your support in sponsoring a resolution to repair the operational panel partition at the Youth Bureau. This job will be performed by DV Brown & Associates, Inc., located at 567 Vickers Street, Tonawanda, NY 14150. The cost for this repair will be \$4,410.00. All insurance certificates are attached. The funds for this will come from Buildings budget line item 01-1620-260, Other Capital Outlay.

Should you require any further information, please do not hesitate to contact me.

Respectfully yours,

A handwritten signature in dark ink, appearing to read "John Pilato".

John Pilato  
Highway Superintendent  
Town of Lancaster

JP/jw

Enc.

Cc: Ronald Ruffino, Town Supervisor  
Thomas Fowler, Town Attorney  
Diane Terranova, Town Clerk



# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

April 19, 2023

**Planning Board Members:**

Carlo DiRienzo, Chair  
Rebecca Anderson  
John Copas  
Anthony Gorski  
Joseph Keefe  
Lawrence Korzeniewski  
Michael Reinhold

**Town Board Members:**

Ronald Ruffino, Sr., Supervisor  
Mark Burkard  
Adam Dickman  
Robert Leary  
David Mazur

**Engineering Consultant:**

Ed Schiller, Wm. Schutt & Associates

**Town Attorney:**

Thomas E. Fowler, Jr.

**Town Highway Superintendent:**

John Pilato

**Building & Zoning Inspector:**

Matthew Fischione

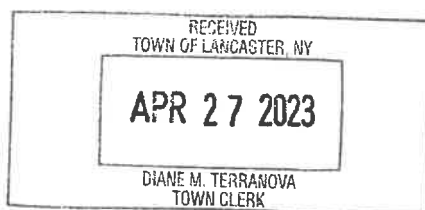
**Gentlemen/Ladies:**

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held April 19, 2023. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting and may be amended before approval.

Sincerely yours,

Carlo DiRienzo  
Planning Board Chair

CD:cm  
Encl.



A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall, 21 Central Avenue, Lancaster, NY, on the 19<sup>th</sup> day of April 2023 at 7:00 P.M. and there were present:

**PRESENT:** Carlo DiRienzo, Chair  
Rebecca Anderson, Member  
John Copas, Member  
Anthony Gorski, Member  
Joseph Keefe, Member  
Michael Reinhold, Member

**EXCUSED:** Lawrence Korzeniewski, Member  
Matt Fischione, Code Enforcement Officer

**ABSENT:** None

**ALSO PRESENT:** None

**Town Board Members:** Councilmember Mazur

**Other Elected Officials:** None

**Town Staff:** Emily Orlando, Deputy Town Attorney  
Ed Schiller of Wm. Schutt & Assoc.  
Cyndi Maciejewski, Secretary

Meeting called to order by Chair DiRienzo at 7:00p.m.

Pledge of Allegiance led by Chair DiRienzo.

Minutes-A motion was made by Michael Reinhold to approve the minutes from the April 5, 2023 Planning Board Meeting. Motion seconded by John Copas.

Roll call as follows:

Chairman DiRienzo-Yes

Joseph Keefe-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Excused

John Copas-Yes

Michael Reinhold-Yes

Anthony Gorski-Yes

**Motion carried.**

TOWN OF LANCASTER PLANNING BOARD  
COMMUNICATIONS LIST FOR  
April 19, 2023

4.19.01 Letter from Jonathan Ziders, Administrative Captain Lancaster Police Department, stating no objections to 6501 Transit, West Herr Audi (town project #1902).

4.19.02 Letter from Matt Fischione, Code Enforcement Officer (CEO), to Town Planning Board offering comment on 4781 Transit Road (town project #8944).

4.19.03 Letter from Matt Fischione (CEO), to Town Planning Board offering comments on 5428 Genesee Street, Genesee Parklane Development (town project #1863).

4.19.04 Letter from Matt Fischione (CEO), to Town Planning Board offering comments on 5077 Transit Road, Basil Car Storage (town project #2031)

4.19.05 Email from Matt Fischione (CEO), informing all of project comments as he will be attending Stormwater Manager/Flood Plain Administrator Conference.

4.19.06 Email from Matt Fischione (CEO) to Councilmember Leary, Town Attorney, Town Engineer, and Planning Board Chairman describing the Special Use Permit process. Councilmember Leary was concerned to learn Lucas James, the owner of the project at Broadway and Bowen (town project #2210, which was previously approved by Planning and Zoning Boards), now wants to put Tim Hortons at this location, even though he has previously stated he doesn't want them as tenants.

4.19.07 Letter from Ed Schiller, Engineer, dated 4/18/23, regarding 4781 Transit Road.

4.19.08 Letter from Ed Schiller, Engineer, dated 4/18/23, regarding 5077 Transit Road – Basil Car Storage Building

4.19.23 Letter from Ed Schiller, Engineer, dated 4/18/23, regarding 5428 Genesee Street – Genesee Park Lane Development

**Planning Board Minutes**  
**SEQR Review**  
**April 19, 2023**

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 19<sup>th</sup> day of April, 2023 at 7:06 p.m. and there were

**PRESENT:** REBECCA ANDERSON, PLANNING BOARD MEMBER  
JOHN COPAS, PLANNING BOARD MEMBER  
ANTHONY GORSKI, PLANNING BOARD MEMBER  
JOSEPH KEEFE, PLANNING BOARD MEMBER  
MICHAEL REINHOLD, PLANNING BOARD MEMBER  
CARLO DIRIENZO, PLANNING BOARD CHAIR

**EXCUSED:** LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER  
MATT FISCHIONE, CODE ENFORCEMENT OFFICER

**ALSO PRESENT:** DAVID MAZUR, TOWN COUNCILMEMBER  
EMILY ORLANDO, DEPUTY TOWN ATTORNEY  
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.  
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

**PURPOSE OF MEETING:**  
IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE  
**PLUMB CREEK APARTMENTS**  
**5680 BROADWAY**

The Planning Board reviewed the Short Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

**PLEASE TAKE NOTICE**, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted** action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d, and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
Thomas E. Fowler Jr., Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed development is of a parcel involving approximately 3.87 acres.

The location of the premises being reviewed is 5680 Broadway, Lancaster, New York 14086, Erie County.

This project described as a multi-unit apartment complex with garages with 0.8 acre physically disturbed area.

**THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED  
BY MEMBER ANDERSON, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER  
KEEFE  
TO WIT:**

**REASONS SUPPORTING RECOMMENDATION**

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact.**
2. Will the proposed action result in a change in the use or intensity of use of land? **No impact**
3. Will the proposed action impair the character or quality of the existing community? **No impact**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:
  - a. Public/private water supplies? **No impact**

- b. Public/private wastewater treatment utilities? **No impact**
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? **No impact.**
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact.**
11. Will the proposed action create a hazard to environmental resources or human health? **No impact**

and,

**BE IT FURTHER**

**RESOLVED**, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	EXCUSED
MICHAEL REINHOLD, PLANNING BOARD MEMBER	VOTED YES
CARLO DIRIENZO, PLANNING BOARD CHAIR	VOTED YES

The Motion to recommend was thereupon adopted.

April 19, 2023

**REVISED SITE PLAN REVIEW – PROJECT #1143, PLUMB CREEK APARTMENTS, LOCATED AT 5680 BROADWAY. CONSTRUCTION OF A MULTI-UNIT APARTMENT COMPLEX. CONSTRUCTION OF AN ANCILLARY 6-CAR GARAGE. APARTMENTS TO BE 126' X 60' WITH 10 UNITS. GARAGE TO BE 112' X 24' TO HOLD 6 VEHICLES.**

The requested letters from Erie County Water Authority and Erie County Sewer Authority have been submitted. The Design calculations are revised and resubmitted.

The Storm Water Agreement needs to be filed prior to the Town Board approval.

**DETERMINATION**

A motion was made by Anthony Gorski to recommend the approval of the Revised Site Plan for Plumb Creek Apartments to the Town Board. Motion seconded by Chair DiRienzo.

Roll call as follows:

Chair DiRienzo-Yes

Rebecca Anderson-Yes

John Copas-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Excused

Michael Reinhold-Yes

**Motion carried.**

**REVISED SITE PLAN REVIEW – PROJECT #8944, MIXED USE DEVELOPMENT, LOCATED AT 4781 TRANSIT ROAD. REDEVELOP 8,000 SQ. FT. OF RETAIL, 14 APARTMENT UNITS AND A SEPARATE BUILDING WITH A BANK AND DRIVE THRU. RETAIL/APARTMENT BUILDING TO BE 3 STORIES AND MEASURE 35' IN HIEGHT**

Christopher Cardillo and Anthony Pandolfe presented the revised site plan to redevelop the site. The new plan addresses the original issues of the adjoining landowner. The property owner of 4781 Transit Road and the adjoining plaza owner have agreed to the repositioning of the building and the plaza owner will be deeding over a portion of property for the project to move forward. The height of the building will be reduced from 45' to 35' with a flat roof. No new variances are needed and two of the granted variances are no longer needed. The building will be moved to the north and the bank will remain in the same location. The loading area provides two spaces in one location. The through aisle is maintained and the design lines of the two developments now flow with one another. The footprint of the revised project is larger and includes 4 additional units. The use of the building remains unchanged. A right out only sign will be installed at the north driveway. SEQR does not need to be revisited.

**DETERMINATION**

A motion was made by Michael Reinhold to recommend the approval of the Revised Site Plan for 4781 Transit Road, Mixed Use Development to the Town Board. Motion seconded by Joseph Keefe.

Roll call as follows:

Chair DiRienzo-Yes

Rebecca Anderson-Yes

John Copas-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Excused

Michael Reinhold-Yes

**Motion carried.**

## **Planning Board Minutes**

### **SEQR Review**

**April 19, 2023**

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 19<sup>th</sup> day of April, 2023 at 7:23p.m. and there were



**PRESENT:** REBECCA ANDERSON, PLANNING BOARD MEMBER  
JOHN COPAS, PLANNING BOARD MEMBER  
ANTHONY GORSKI, PLANNING BOARD MEMBER  
JOSEPH KEEFE, PLANNING BOARD MEMBER  
MICHAEL REINHOLD, PLANNING BOARD MEMBER  
CARLO DIRIENZO, PLANNING BOARD CHAIR

**EXCUSED:** LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER  
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER

**ALSO PRESENT:** DAVID MAZUR, TOWN COUNCILMEMBER  
EMILY ORLANDO, DEPUTY TOWN ATTORNEY  
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.  
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

**PURPOSE OF MEETING:**

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE  
WEST HERR AUDI DEALERSHIP  
6501 TRANSIT ROAD**

The Planning Board reviewed the Short Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

**PLEASE TAKE NOTICE**, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted** action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d, and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
Thomas E. Fowler Jr., Town Attorney  
716-684-3342

### **NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed development is of a parcel involving approximately 3.09 acres.

The location of the premises being reviewed is 6501 Transit Road, Bowmansville, New York 14026, Erie County.

This project described as a parking lot improvement with 0.19 acre physically disturbed area.

**THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER JOHN COPAS, WHO MOVED ITS ADOPTION, SECONDED BY CHAIR DIRIENZO**

### **TO WIT:**

#### **REASONS SUPPORTING RECOMMENDATION**

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact.**
2. Will the proposed action result in a change in the use or intensity of use of land? **No impact**
3. Will the proposed action impair the character or quality of the existing community? **No impact**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:
  - c. Public/private water supplies? **No impact**
  - d. Public/private wastewater treatment utilities? **No impact**
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? **No impact.**

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact.**

11. Will the proposed action create a hazard to environmental resources or human health? **No impact**

and,

**BE IT FURTHER**

**RESOLVED**, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	EXCUSED
MICHAEL REINHOLD, PLANNING BOARD MEMBER	VOTED YES
CARLO DIRIENZO, PLANNING BOARD CHAIR	VOTED YES

The Motion to recommend was thereupon adopted.

April 19, 2023

**AMENDED SITE PLAN REVIEW – PROJECT #1902, WEST HERR AUDI DEALERSHIP, LOCATED AT 6501 TRANSIT ROAD. IMPROVE EXISTING PARKING LOT WITH ADDITIONAL PARKING SPACES FACING TRANSIT ROAD FOR DISPLAYING NEW VEHICLES. ALSO IMPROVE EXISTING PARKING LOT CIRCULATION AND SAFETY BY ADDING DRIVEWAY AROUND EAST SIDE OF EXISTING BUILDING.**

Andrew Gow, Nussbaumer & Clarke, presented the amended site plan which will add 22 parking spaces and improve lot circulation. A setback variance is needed to remove 10' of green space but still provides a 90' setback due to the right of way. No line of vision will be impaired. This is a minor alteration to the approved site plan.

**DETERMINATION**

A motion was made by Joseph Keefe to table the Amended Site Plan for West Herr AUDI Dealership. Motion seconded by Michael Reinhold.

Roll call as follows:

Chair DiRienzo-Yes

Joseph Keefe-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Excused

John Copas-Yes

Michael Reinhold-Yes

Anthony Gorski-Yes

**Motion carried.**

**AMENDED SITE PLAN – PROJECT #2031 BASIL CAR STORAGE BUILDING, LOCATED AT 5077 TRANSIT ROAD. CONSTRUCTION OF 15,000 SQ. FT. STORAGE BUILDING WITH AN ADDITIONAL FIFTEEN (15) PARKING SPACES. DEVELOPMENT WILL ALSO INCLUDE THE PARTIAL DEMOLITION OF ONE EXISTING BUILDING LOCATED ON THE PROJECT SITE.**

Anthony Pandolfe, Carmina Wood Design presented the amendment which will allow a portion of the original building to remain and create a 10' separation between buildings by shifting the building forward. The buildings will be numbered 1-4 and an Access Management Agreement has been filed with the Town Attorney. The fire access lanes are identified and the dumpster onsite will be shared and serviced accordingly. No additional lighting will be provided and a demo permit has been issued by the building department.

**DETERMINATION**

A motion was made by Anthony Gorski to recommend the approval of the Amended Site Plan for Basil Car Storage Building to the Town Board. Motion seconded by Michael Reinhold.

Roll call as follows:

Chair DiRienzo-Yes

Joseph Keefe-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Excused

John Copas-Yes

Michael Reinhold-Yes

Anthony Gorski-Yes

**Motion carried.**

**Other items discussed:**

Council member Mazur has scheduled two public hearings to review the proposed RV code and will review with the Planning Board at the May 3<sup>rd</sup>. meeting.

This fall there will possibly be a referendum for a town park to be located in the south end of the town.

Motion made by Chair DiRienzo at 7:40p.m. to adjourn the meeting. Seconded by John Copas. Motion carried.

# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

## MEMO

**TO:** Honorable Town Board  
Town of Lancaster

**FROM:** The Town of Lancaster Planning Board

**DATE:** April 19, 2023

**RE:** Plumb Creek Apartments

**PROJECT #:** 1143

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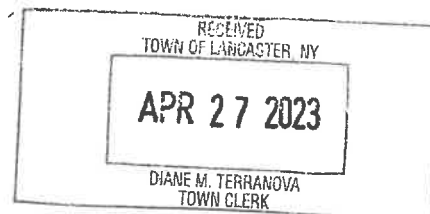
**LOCATION:** 5680 Broadway

**TYPE:** Revised Site Plan

**RECOMMENDATION:** APPROVE  
Roll call vote:  
Chair DiRienzo-Yes  
Rebecca Anderson-Yes  
John Copas-Yes  
Anthony Gorski-Yes  
Joseph Keefe-Yes  
Lawrence Korzeniewski-Excused  
Michael Reinhold-Yes

**CONDITION:** N/A

**CONCERNS:** N/A



# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

## MEMO

TO: Honorable Town Board  
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: April 19, 2023

RE: Mixed Use Development

PROJECT #: 8944

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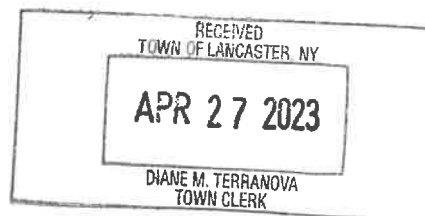
LOCATION: 4781 Transit Road

TYPE: Revised Site Plan

RECOMMENDATION: APPROVE  
Roll call vote:  
Chair DiRienzo-Yes  
Rebecca Anderson-Yes  
John Copas-Yes  
Anthony Gorski-Yes  
Joseph Keefe-Yes  
Lawrence Korzeniewski-Excused  
Michael Reinhold-Yes

CONDITION: N/A

CONCERNS: N/A



# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

## MEMO

TO: Honorable Town Board  
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: April 19, 2023

RE: Basil Car Storage Building

PROJECT #: 2031

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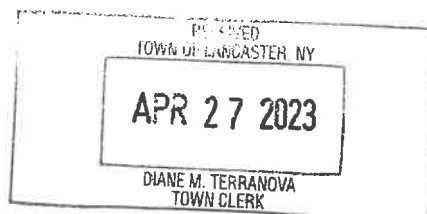
LOCATION: 5077 Transit Road

TYPE: Amended Site Plan

RECOMMENDATION: APPROVE  
Roll call vote:  
Chair DiRienzo-Yes  
Rebecca Anderson-Yes  
John Copas-Yes  
Anthony Gorski-Yes  
Joseph Keefe-Yes  
Lawrence Korzeniewski-Excused  
Michael Reinhold-Yes

CONDITION: N/A

CONCERNS: N/A



# LANCASTER POLICE DEPARTMENT



WILLIAM J. KARN, JR.  
CHIEF OF POLICE



525 PAVEMENT ROAD  
LANCASTER, NY 14086



TEL: (716) 683-2800  
FAX: (716) 681-2352



## MEMORANDUM

**TO:** Diane Terranova, Town Clerk

**FROM:** Chief William J. Karn, Jr.

A handwritten signature of William J. Karn, Jr.

**DATE:** April 27, 2023

**SUBJECT:** Articles/Communications

---

Please place the attached documents on communications.

If there are any questions, please feel free to contact me.

Enclosures



JOHN \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14227

LANCASTER P.D.

I WOULD LIKE TO TAKE THIS OPPORTUNITY TO PRAISE THE LANCASTER P.D. ESPECIALLY ONE OF YOUR FINEST. I BELIEVE THE OFFICERS NAME IS RACHEL DENNIS.

ON \_\_\_\_\_ AT 2:15 P.M. I WAS TRAVELING NORTH ON AURORA ST. NEAR WILLIAM ST. A CAR GOING SOUTH ON AURORA, LOST CONTROL OF HIS CAR, CROSSED THE ROAD INTO ON COMING TRAFFIC. HE HIT ME HEAD ON, AIR BAGS DEPLOYED AND MY CAR WAS -- TOTALED. WITH IN SECONDS OFFICER DENNIS WAS AT MY SIDE, CHECKING ON ME. SHE GOT ME OUT OF MY CAR AND INTO HER CRUISER. WITH IN A FEW MINUTES, I HAD FIRE, AMBULANCE, E.M.T. ASSISTING ME. MY WELL BEING WAS HER MAIN CONCERN. SHE CALLED FOR TOW TRUCK AND

ASSURED ME, SHE WOULD STAY ON  
SCENE UNTIL TOW ARRIVED, THAT  
I SHOULD NOT WORRY. SHE CALMED  
ME AND GOT MY BELONGINGS OUT OF  
ME CAR, SHE ALSO GAVE ME A CARD  
WITH ACCIDENT REPORT NUMBER -  
SHE TOLD TO CALL MY INSURANCE CO.  
AND GIVE THEM THE NUMBER.  
I DID AND THEY TOOK CARE OF  
EVERYTHING. SHE REALY HELPED  
ME TO CALM DOWN AND NOT WORRY.  
SHE WAS A GREAT HELP TO ME.

THANK YOU

Jul. ~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

## **Lancaster, N.Y. Police Department**

Today, we congratulate Chief William Karn on his retirement after over 27 years of service with the Lancaster Police Department!

Before being hired by the Lancaster Police Department, Chief Karn attained the rank of Eagle Scout with the Boy Scouts, Lancaster Troop #44. After graduating from Lancaster High School, he attended SUNY at Buffalo (UB), where he completed his undergraduate studies and went on to attend and graduate with his law degree from the University at Buffalo School of Law. Chief Karn then worked for the U.S. Department of Justice's Immigration and Naturalization Service before being hired by the Lancaster Police Department in February 1996. He spent ten years as a patrol officer and was promoted to lieutenant in 2006. During this time, he served as PBA President, Vice President, and as a Grievance Negotiation Committee member. In 2012, Chief Karn was promoted to Captain, overseeing the Detective Bureau from 2012 to 2019, and on March 1, 2019, William Karn was promoted to Police Chief of the Lancaster Police Department.

Chief Karn has prioritized ongoing training for departmental personnel, leading to the Lancaster Police Department's reputation as a highly trained and professional police department. He was involved with developing and instituting the department's defensive tactics program in 2001 and acting as an instructor of defensive tactics from 2001 to 2023. He is also an NYS DCJS certified police instructor and is currently a second-degree black belt in Brazilian Jiu-jitsu. Chief Karn served as a member of the police department's Emergency Response Team from 2003 to 2009, oversaw the Field Training Officer Program from 2003-2006, and assisted with the three-year process for the Accreditation of the Lancaster Police Department, awarded by the New York State Department of Criminal Justice Services. He also assisted with ensuring reaccreditation in 2022.

As chief, Karn added a police officer position, dispatcher, and School Resource Officer. He also authorized and helped develop the LPD Therapy Dog Program, School Liaison Program, and the Community Outreach Unit.

Other notable responsibilities and accomplishments of Chief Karn include, Coordinator of Police Security for Lancaster High School, instructor for the LPD Citizens Police Academy, was elected as an officer of the Erie County Association of Chiefs of Police and was appointed as a member of the Erie County Central Police Services Board of Trustees.

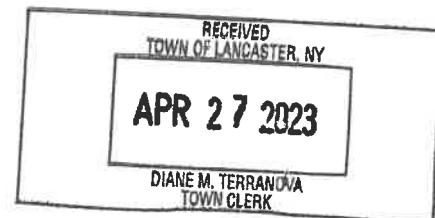
Based on crime statistics throughout Chief Karn's tenure, Lancaster has continued to be rated among New York State's safest communities.



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04/23/2023

Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086



Attn: Honorable Town Board Members

I am writing this letter to respectfully express my interest in filling the open seat on the Lancaster Ethics Board.

Thank you for your consideration.

Deborah Lemaster

A handwritten signature in cursive script that reads "Deborah Lemaster".

Lancaster, NY 14086

# The Town of Cheektowaga



Town of Cheektowaga  
275 Alexander Avenue  
Cheektowaga, NY 14211  
(716) 686-3470  
[BuildingPlumbing@tocny.org](mailto:BuildingPlumbing@tocny.org)

4/27/2023

**Re: Municipal Referral / 0 Transit, Cheektowaga, NY 14043 (114.02-10-16 / 114.02-10-17)**

To whom it may concern,

This letter and the associated submittals files for **0 Transit, Cheektowaga, NY 14043 (114.02-10-16 / 114.02-10-17)** are being transmitted on behalf of the Town of Cheektowaga under the State of New York General Municipal Law statutes that require referral to interested municipalities and/or agencies for actions being taken within the Town of Cheektowaga, County of Erie, New York. Proposed actions under review at this time have been deemed to be within the jurisdictional boundaries of an agency or within distance of a boundary for an adjacent municipality. Of which, your agency or municipality has been identified as an interested party.

At this time the Town of Cheektowaga is reviewing on a **proposed Zoning District Change for the establishment of an automotive (new) dealership**, for the following **0 Transit, Cheektowaga, NY 14043 (114.02-10-16 / 114.02-10-17)**. All submittals for review are linked for convenience below and within the forwarding email which delivered this letter. All commentary identified at this time is to be returned either via email or mail (USPS) at the contact information listed below. If your preference is to respond via email, please ensure that your email is a tracked delivery, including having both a 'Delivery Receipt' and 'Read Receipt' turned on prior to sending.

Any further communications regarding the aforementioned action under review within the Town of Cheektowaga will be transmitted in similar format and will have notifications of all decisional hearings be communicated in a similar manner. All additional questions can be directed to the Building & Zoning Clerks, at 716-686-3470

## CONTACT INFORMATION

Via  
EMAIL

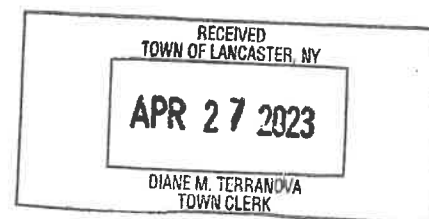
*Address*  
[BuildingClerks@tocny.org](mailto:BuildingClerks@tocny.org)

*Subject*  
Planning / 0 Transit

Via  
MAIL (USPS)

*Address*  
Building Department  
ATTN: Building & Zoning Clerk  
275 Alexander Avenue  
Cheektowaga, NY 14227

or



## PROJECT SUBMITTALS LINK

0 Transit Submittal Sharefile Link

Sincerely,

Daniel Young  
Planner, Town of Cheektowaga